



\$855,000.00

**118 WATERFRONT DR, MONTGOMERY, TX
77356, USA**

<https://test.houston-re.com>



Stunning custom home on spectacular corner lot in the highly coveted, gated enclave of The Estates of Walden on Lake Conroe. Gracious family home that is also perfect for entertaining. Situated on 1.38 acres, this home is on the nicest interior lot in The Estates. Lovely mature pecan trees grace the front and side yards [...]

Rooms & Units Description



Property title: 118 Waterfront Montgomery Texas 77356

Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Room Count: 10

Beds Max: 4

Master Bath Desc: Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo,Vanity Area

Photo Count: 49

HOA Mandatory: 1

Key Map: 124R

Subdivision Lake Access YN: 1

Original List Price: 945000.00

Property Details

Parcel Number: 9258-00-05700

Style: Traditional

Price Sq Ft List: 197.96

Acres Description: 1 Up to 2 Acres

Stories: 1.5

Ownership: Full Ownership

Utility District: 1

Lot Description: Corner,In Golf Course Community,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 1.3673

Dwelling Type: Free Standing

Floors: Engineered Wood,Marble Floors,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Controlled Subdivision Access,Covered Patio/Deck,Partially Fenced,Patio/Deck,Private Driveway,Sprinkler System	Interior: Alarm System - Leased,Crown Molding,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Washer Included,Wet Bar
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage,Oversized Garage	No Of Garage Cap: 3
Heat System: Central Gas	Cool System: Central Electric
Fireplace Description: Freestanding,Gas Connections,Gaslog Fireplace	Fireplaces Number: 2
Energy: Ceiling Fans	Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Second Sink,Under Cabinet Lighting
Oven Type: Convection Oven,Double Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Microwave: 1
Golf Course: Walden on Lake Conroe	Siding: Brick

Fees & Taxes

Tax Rate: 2.1392	Tax Amount: 11942
Tax Year: 2021	Maint Fee Includes: Grounds,Limited Access Gates
Other Mandatory Fee: Walden CIA Transfer fee	Fee Other: 1
Fee Other Amount: 500	

Basics

Baths Full: 3	Baths Half: 3
Year Built Src: Appraisal District	Price Change Timestamp: 2023-06-01T12:50:59.470

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: MADELEY
RANCH ELEMENTARY SCHOOL

School High: MONTGOMERY HIGH
SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77356

County Or Parish: Montgomery

Directions: West on SH 105 from IH-45, Right on
Walden Road, left on Lake Estates. Access gate -
request code. Left on Waterfront. No lockbox. All
showings accompanied. 2 hour notice please.

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: The Estates Of Walden

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Gas Dryer Connections,Washer
Connections

Disposal: 1

Exemptions: Homestead,,,,Senior,

Range Type: Gas Cooktop

Legal Subdivision: The Estates of Walden

DOM: 215

Realist Block: Deed Restrictions

Disclosures: Estate,Mud

Exclusions: None

Finance Available: Cash Sale,Conventional

Legal: THE ESTATES OF WALDEN, BLOCK 1,
LOT 57

Access: Automatic Gate

Courtesy of

List Office Name: Walzel Properties

